

**Village of Greendale  
Plan Commission Meeting  
March 31, 2016**

President Birmingham called the Plan Commission meeting to order at 6:00 p.m. in the Board Room of the Village Hall.

**ROLL CALL**

Present: Commissioners Genz, Chadwick, Schroedl, Kraemer, Kosarzycki (6:03 p.m.),  
President Birmingham  
Absent: Commissioner Davis  
Also Present: Stephanie Kirby, Deputy Treasurer  
Todd Michaels, Village Manager  
Trustee Barbian  
Trustee Ouellette  
Trustee Kewan  
Scott Satula, Director of Inspection Services  
David Raschka, Schroeder & Holt Architects  
David Baum, Schroeder & Holt Architects  
Doug Pellock, Marcus Corp

**MINUTES**

Commissioner Chadwick moved, seconded by Commissioner Schroedl to approve the Plan Commission meeting minutes of January 13, 2016, since all Commissioners received a copy of the minutes prior to the meeting.

Ayes: Commissioners Genz, Chadwick, Schroedl, Kraemer, President Birmingham

Nays: None

Motion to Approve: Carried

**OLD BUSINESS:**

**REFERRALS FROM THE VILLAGE BOARD**

**A. PC 16-01 Review and consider recommending approval of a special use/building permit application for a proposed Marcus Theatre at 5210 S. 76<sup>th</sup> Street (Southridge Mall)**

David Raschka presented the revised exterior design of the proposed Marcus Theater. Commissioner Chadwick and President Birmingham expressed concern about the lighting since the Marcus Theater building will be close to and within sight of some nearby homes. Commissioner Schroedel agreed and commented he wants the lighting to be dimmed. Commissioner Kraemer asked how often the color of the lights would change. David Raschka answered and said it would be slow/subtle changes and that the timing lighting changes is fully adjustable. Commissioner Chadwick asked who would address any resident concerns about the lighting. Manager Michaels and President Birmingham said Village staff would take care of it. Commissioner Schroedl asked how many homes face the theatre lights to which the answer was, about 3 homes. Commissioner Kosarzycki

commented/confirmed the brightness would be less than the streetlights based on the submitted plans. It was generally agreed that the Village would work with Schroeder and Holt Architects to address any potential lighting concerns.

Commissioner Kraemer expressed concern about handicap parking not being right in front of the theatre. Mr. Baum responded that the parking lot grade would be too steep (per code) to accommodate handicap parking spaces in the front. Commissioner Genz asked, if there were an expansion of the theater, would be more handicap parking added? Mr. Baum responded that, at the time of the expansion, a new calculation will be done to accommodate any additional handicap parking that would be required. Any new handicap parking would, most likely, be added to the existing handicap parking area.

***Commissioner Chadwick moved, seconded by Commissioner Schroedl to recommend to the Village Board to approve the revised plans for the previously approved Special Use/Building Permit application for a proposed Marcus Theatre at 5210 S. 76<sup>th</sup> Street (Southridge Mall) subject to the applicant working closely with Village Staff to address any problems that occur as a result of the new exterior lighting arrangement.***

Ayes: Genz, Chadwick, Schroedl, Kraemer, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

#### NEW BUSINESS:

### REFERRALS FROM THE VILLAGE BOARD

#### **A. PC 16-02 Consider a Special Use Application for a proposed Certified Survey Map (CSM) for a proposed Marcus Theatre at 5210 S. 76<sup>th</sup> Street Review (Southridge Mall.)**

Scott Satula, Director of Inspection Services, briefly reported that the proposed CSM creates a new lot (1.7384 ac.) separated from the main parcel owned by Southridge Mall. He also noted that the proposed CSM was reviewed by the Village Engineer and that all, but one, of the Village Engineer's concerns in his report dated March 23, 2016 have been addressed in a revised CSM. An easement showing the Village's water main along the north side of the property is still not shown on the revised CSM. He recommended that the proposed CSM be approved by the Plan Commission conditioned upon final approval by the Village Engineer. He further noted that this proposal would only need Plan Commission approval and no Public Hearing is required.

***Commissioner Schroedl moved, seconded by Commissioner Chadwick to recommend to the Village Board to approve the Application for Plan Commission Review for a proposed Certified Survey Map (CSM) for the Marcus Theatre at 5210 S. 76<sup>th</sup> Street Review (Southridge Mall) subject to final approval by the Village Engineer.***

Ayes: Genz, Chadwick, Schroedl, Davis, Kraemer, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

### ADJOURNMENT

Commissioner Schroedl motioned, seconded by Commissioner Kraemer to adjourn.

Ayes: Genz, Chadwick, Schroedl, Kraemer, Kosarzycki, President Birmingham

Nays: None

Motion to Approve: Carried

The Plan Commission meeting adjourned at 6:20 p.m.

Respectively submitted,

Stephanie Kirby  
Deputy Treasurer